

PENDLETON-DELUZ

Pendleton-DeLuz Subregional Planning Area

2000 Census Population: 36,927

Community 2020 Target¹: 34,976

Working Copy Population: 38,350

KEY ISSUES IDENTIFIED:

- Over 75% of the planning area is under the jurisdiction of the military (Camp Pendleton) with the vast majority of the area population located on base.
- Preservation of agriculture.
- Lack of services.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- There are no Village Core or Village densities within the Pendleton-DeLuz Planning area due to the lack of services and remoteness of the area.
- Semi-Rural areas reflect the existing agricultural uses and existing patterns of development. Growth would predominantly occur in the Semi-Rural densities due to lack of sewer availability.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and parcelization.

Land Use Distribution Criteria:

- Growth not directed to areas without supporting or planned infrastructure such as roads, fire protection, schools and parks.
- Preserved land with rugged terrain and sensitive biological habitats by maintaining 20- and 40-acre densities.
- Recognized existing patterns of development.
- Santa Margarita River, upland habitats and watershed.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

Interest Group proposal lowers population by approximately 142 persons

- One area in the northeast portion of the community is proposed by the Interest Group to change from 1 du/20 ac to 1 du/40 ac to improve connection to other low-density areas.

Planning/Sponsor Group Recommendation:

- No planning/sponsor group representation.

¹ *community target established prior to 2000 census data*